086.0	0003	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	675,100	/	675,100
USE VALUE:	675,100	/	675,100
ASSESSED:	675,100	/	675,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZONA MICHELLE A
Owner 2:	
Owner 3:	
Street 1:	16 MONTAGUE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOUNTAIN DANA -
Owner 2:	ZONA MICHELLE -
Street 1:	16 MONTAGUE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1275 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	223,600		451,500	675,100
Total Card	0.172	223,600		451,500	675,100
Total Parcel	0.172	223,600		451,500	675,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.49 | /Parcel: 529.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54522
GIS Ref	
GIS Ref	
Insp Date	03/24/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0007.B

!7025!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,600	0	7,500.	451,500	675,100	675,100	Year End Roll	12/18/2019
2019	101	FV	190,900	0	7,500.	445,100	636,000	636,000	Year End Roll	1/3/2019
2018	101	FV	190,900	0	7,500.	341,900	532,800	532,800	Year End Roll	12/20/2017
2017	101	FV	190,900	0	7,500.	322,500	513,400	513,400	Year End Roll	1/3/2017
2016	101	FV	190,900	0	7,500.	296,700	487,600	487,600	Year End	1/4/2016
2015	101	FV	188,600	0	7,500.	277,400	466,000	466,000	Year End Roll	12/11/2014
2014	101	FV	188,600	0	7,500.	255,400	444,000	444,000	Year End Roll	12/16/2013
2013	101	FV	188,600	0	7,500.	255,400	444,000	444,000		12/13/2012

PRINT

Date	Time
12/10/20	21:42:29

LAST REV

Date	Time
05/16/16	08:27:34

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOUNTAIN DANA,	62226-281		7/12/2013	Estate/Div	1	No	No		
GOMES JOHN E/ET	33736-92		10/1/2001		320,000	No	No		
BURKE ULICK	26391-96		6/10/1996		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	54522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2014	1289	Porch	2,500					
3/26/2004	195	Add Bath	19,000	C		G6	GR FY06	&NEW FIN STRGE IN

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2009	Measured	197	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
11/20/2001	MLS	MM	Mary M
3/1/2000	Inspected	263	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	beige
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274692
Depreciation:	51093
Depreciated Total:	223599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

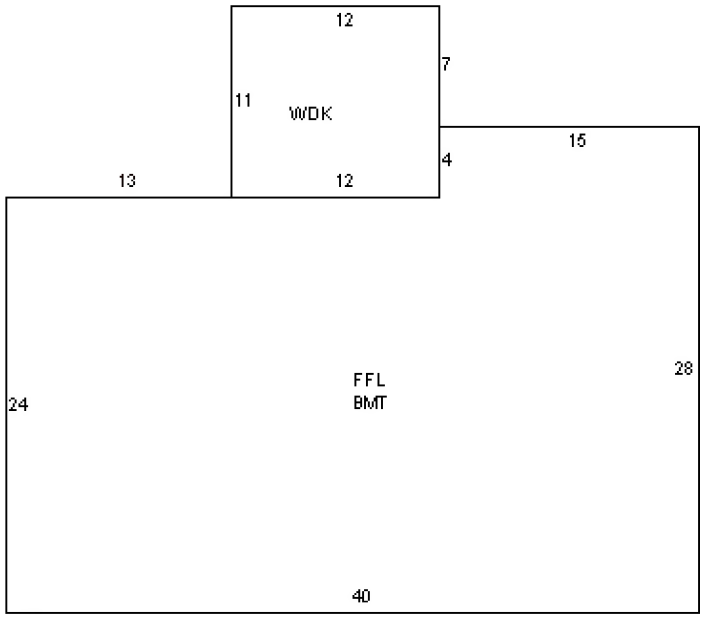
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	102.95
Final Total:	223600	Val/Su SzAd	219.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	45.680	46,598
FFL	First Floor	1,020	128.240	130,802
WDK	Deck	132	13.570	1,792

Net Sketched Area:	2,172			Total:	179,192
Size Ad	1020	Gross Are	2172	FinArea	1275

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	48	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: